



## Housing Element

### Study Session

- Background of state Housing Element requirements
- Provide the EPC a draft schedule of the Housing Element update

# Housing Element-Mandatory Update



- Housing Element is one of seven mandatory General Plan elements
- The Housing Element must be updated once every 5 years. The previous Housing Element was adopted in 2002.
- Housing Element must address the housing needs of all economic segments in the City.
- The purpose of the Housing Element is to analyze housing options and to ensure adequate sites for future housing needs as determined by the Regional Housing Needs Allocation (RHNA).

# Housing Element and Regional Housing Needs Assessment



- ABAG develops the Regional Housing Need Plan for the San Francisco Bay Area.
- The Regional Housing Needs Allocation (RHNA) for the City is 2,599 Housing Units.
- The City must plan to accommodate the RHNA numbers.

# State Incentives



- State uses Housing Element certification as a rating and ranking for several housing, community development and infrastructure funding programs.



# Housing Consultant

- Staff has begun the Housing Element update process by hiring a Housing Consultant, Baird and Driskell Community Planners to assist the City with the update of the Housing Element.

# Integration with General Plan Visioning



- The City's goal is to integrate the community outreach for the Housing Element with General Plan outreach.
- City has started the General Plan visioning process.
- Supplemental community meetings may also be schedule to properly address all housing related issues.

# Housing Element Requirements



- A review of the previous housing element.
- A description of how public input was considered and incorporated into the Housing Element.
- A housing needs assessment that provides the existing and projected needs for a jurisdiction.

# Housing Element Requirements Continued



- The Housing Element must provide a site inventory and analysis. The analysis needs to include the following information:
  - Site inventory of properties including size, zoning, and General Plan Designation.
  - Assessment of environmental constraints, infrastructure compatibility, development capacity and analysis of vacant and underutilized lands.
  - Analysis of housing for different economic levels.
  - Analysis of units in need of substantial rehabilitation.

# Housing Element Requirements Continued



- Analysis of potential governmental and nongovernmental constraints.
- Housing Programs. Programs are action steps the City will take to meet the goals, policies and implementation actions identified in the Housing Element.
- The Housing Element must be consistent with the other Elements of the General Plan.

# Draft Work Schedule



- Visioning and Community Outreach.
  - Housing Element related items will be included with the General Plan visioning process. The General Plan visioning process has begun. The first General Plan visioning meeting will June 7, and should be completed September.
  - Additional outreach for the Housing Element will continue through the end of the Housing Element process.
- Review of Current Housing Element
  - Staff expects to finish the review in Summer 2008



# Draft Work Schedule Continued

- Preliminary Draft Housing Element and Review
  - Expected timeline is August through December 2008.
  - Includes completion of housing need assessment, site inventory analysis, analysis of housing constraints, quantified objectives, development of housing programs.
  - Includes a preliminary Draft Housing Element to be reviewed by EPC and Council.



## Draft Work Schedule Continued

- Finalized housing element.
  - Expected timeline is January 2009-June 2009.
  - Adoption of Draft Housing Element to be sent to the State for review and comment.
  - City review and response to State comment.
  - Submittal of the final Draft Housing Element to State.
  - Implementation of the Housing Element.



- In May EPC will review the previous Housing Element.